

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 22, 2004**

UNAPPROVED
NOVEMBER 4, 2004

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Nancy Hopkins, Dranesville District
Kenneth A. Lawrence, Providence District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that former Supervisor Martha Pennino had passed away on Friday, September 17, 2004. He noted that Ms. Pennino had served 24 years on the Board of Supervisors as the representative of the Centreville District and as Vice Chairman. Chairman Murphy said after leaving the Board of Supervisors, she had served on the State School Board and as a member of the Fairfax County Water Authority. He added that Ms. Pennino is credited with being the founder of the Fairfax County Human Rights Commission. Chairman Murphy extended his deepest sympathy to the Pennino family on behalf of the Commission.

Commissioner de la Fe also commented that residents of Reston were particularly appreciative of Martha Pennino's contributions to land planning and said he would personally miss her as a neighbor.

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Chairman Murphy also noted the passing of Deputy County Attorney Karen Harwood's father, Bill Harwood, and extended condolences to the Harwood family on behalf of the Commission.

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Chairman Murphy welcomed the new deputy clerk to the Planning Commission, Susan Donovan, who was present at the meeting.

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Commissioner de la Fe reported that the Parks Committee had held a meeting earlier tonight with members of the Park Authority Board and staff to discuss the Park Authority's recently completed Parks Needs Assessment Final Report and the Parks Comprehensive Policy Plan Amendments.

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2004-SP-013, STANLEY MARTIN COMPANIES, INC., TO A DATE CERTAIN OF OCTOBER 20, 2004.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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FS-V04-47 – FAIRFAX WATER, Telegraph Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND APPROVE FS-V04-47.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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FS-S04-61 – SPRINT, 4643 West Ox Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S04-61, SPRINT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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FS-Y04-50 – OMNIPOINT (T-MOBILE), 5408 Bobann Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE THE “FEATURE SHOWN” AS SET FORTH IN THE STAFF REPORT FOR FS-Y04-50.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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PCA C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.

FDPA C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. (Decisions Only)

(The public hearing on these applications was held on July 21, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA C-131-06, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 21, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-131-06, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 7, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this application was held on September 8, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF THE STAFF RECOMMENDATIONS WITH MODIFICATIONS CLARIFYING GUIDANCE CONCERNING ENCOURAGEMENT OF MIXED-USE PARCEL CONSOLIDATION, BUILDING HEIGHTS, AND THE OTHER EDITORIAL CHANGES AS PROVIDED IN MY HANDOUT ON SEPTEMBER 22, 2004, FOR OUT-OF-TURN PLAN AMENDMENT S04-I-B2.

Commissioner Byers seconded the motion which carried by a vote of 6-0-2 with Commissioners Murphy and Koch abstaining; Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy noted that the only item remaining on tonight's agenda for public hearing was RZ 2004-SU-009 and FDP 2004-SU-009, Poplar Tree, LLC.

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RZ 2004-SU-009/FDP 2004-SU-009 - POPLAR TREE, LLC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Poplar Tree Rd. at the terminus of Lee's Corner Rd. on approx. 25.40 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4 ((1)) 9A. SULLY DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods LLP, reaffirmed the affidavit dated August 25, 2004. Commissioner Hart disclosed that he would recuse himself from this case.

Kristen Crookshanks, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Crookshanks responded to questions from Commissioner Koch regarding the development conditions and proffers and from Commissioner Byers regarding the length of the driveways.

Mr. Riegle explained that the proposed lot sizes, unit types, zoning district, public streets, and open space reflected the development pattern of the surrounding area. He said proffers provided for significant tree preservation, area-wide road improvements, and the installation of a traffic signal at the site entrance. He added that the Western Fairfax County Citizens Association had submitted a letter of approval for these applications, a copy of which is in the date file. Mr. Riegle informed Commissioner Byers that the driveways would be about 25 feet in length, which were slightly longer than the proffered minimum of 18 feet.

Commissioner Koch noted that he had received a letter from John and Wilma Pors, who were opposed to the proposed development due to traffic problems on Poplar Tree Road. (A copy of the letter is in the date file.) He commended the applicant for the off-site road improvement proffers and for working well with the community.

Chairman Murphy called for speakers from the audience, but received no response. He noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-SU-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 21, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-SU-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 22, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE RIGHT-OF-WAY DEDICATION FOR POPLAR TREE ROAD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn, Hopkins, Lawrence, and Wilson absent from the meeting.

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The meeting was adjourned at 8:43 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on:

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission